

2024-010568

Klamath County, Oregon



00336470202400105680040046

12/06/2024 10:56:08 AM

Fee: \$97.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to:

ORS 205.234(1)(c)

John W. O'Leary

Gravis Law, PLLC

P.O. Box 5498

Kennewick, WA 99336

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Statutory Quitclaim Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Toymitsu Yokuda and Yoshiko Yokuda, husband and wife

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Satoru Thomas Yokuda and Eileen Louise Yokuda, husband and wife

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 0.00

Other: No consideration - Love and Affection

5. Send tax statements to:

ORS 205.234(1)(e)

Satoru Yokuda

455 Mainmast Court

Richland, WA 99354

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐ FULL

☐ PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference:

9. If this instrument is being re-recorded complete the following statement:

ORS 205.244(2)

"Rerecorded at the request of

to correct

previously recorded in book and page , or as fee number ."

Until a change is requested, all tax statements will be sent to:

Satoru Yokuda
455 Mainmast Court
Richland, WA 99354

After recording return to:

Gravis Law, PLLC
P.O. Box 5498
Kennewick, WA 99336

STATUTORY QUITCLAIM DEED

TOYOMITSU YOKUDA and YOSHIKO YOKUDA, husband and wife, Grantors,
release and quitclaim to SATORU THOMAS YOKUDA and EILEEN LOUISE YOKUDA,
husband and wife, Grantees, for love and affection and no other consideration, all right, title, and
interest in and to the following described real property:

Lot 10, Block 4, TRACT 1029, SPRAGUE RIVER PINES, in the County of
Klamath, State of Oregon.

CODE 116 MAP 3408-22CO TL 9500

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S
RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336
AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS
2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2
TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT
ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO
VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A
LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS
92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR
PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO
INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS,
IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND

SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

The true consideration for this conveyance is \$0.00.

DATED: July 25, 2023.


TOYMITSU YOKUDA



YOSHIKO YOKUDA

_____) Japan
: SS. Prefecture of Okinawa
_____) City of Naha
Consulate General of the
United States of America } SS

I certify that I know or have satisfactory evidence that TOYMITSU YOKUDA and ~~YOSHIKO YOKUDA~~ are the individuals who appeared before me and said individuals acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated this 25TH day of JULY, 2023.

Justin Door
Vice Consul
NOTARY PUBLIC in and for the
_____, residing at NAHA, JAPAN
My Commission Expires: INDEFINITE



Certificate of Acknowledgement

JAPAN)
PREFECTURE OF OKINAWA)
CITY OF NAHA) SS:
CONSULATE GENERAL OF THE)
UNITED STATES OF AMERICA)

I certify that on this day the individual named below
appeared before me and acknowledged to me that the attached
instrument was executed freely and voluntarily.

Yoshiko Yokuda
Name of Individual


Signature of Consular Officer

Malcolm Wightman
Consul of the United States of America

October 11, 2024
Date

My commission expires: INDEFINITE